



PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for December 5, 2019 at 7:00 p.m. in the First Floor Community Room at the River Forest Village Hall, 400 Park Avenue.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. Approval of Meeting Minutes – October 24, 2019
- IV. Discussion of Additional Ways to Protect Significant Properties
- V. Other Business
- VI. Adjournment

**VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

October 24, 2019

A meeting of the Historic Preservation Commission was held on October 24, 2019 at 7:00 p.m. in the First Floor Community Room at the River Forest Village Hall, 400 Park Avenue.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Forehand, Graham-White, Pritz and Prestes

Absent: Commissioners Raino-Ogden

Also Present: Assistant to the Village Administrator Jon Pape

II. PUBLIC TESTIMONY

Jan Saeger, 435 William, updated the Commission on historic plaque markers and noted structures throughout the Village that have recently received the designation. Ms. Saeger also shared her work with supporting historic walks in conjunction with the Historical Society and noted that they were well attended.

III. APPROVAL OF MEETING MINUTES – AUGUST 22, 2019

None.

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Graham-White to approve the meeting minutes for August 22, 2019 as presented.

AYES: Chairman Franek, Commissioners Forehand, Graham-White, Pritz and Prestes

NAYS: None.

Motion Passes.

**IV. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION
– 739 ASHLAND - PORCH**

Thomas McNichols, of Thomas Builders, introduced the project to the Commission. He noted that the porch was designed as existing and the proposed work is the same as existing, including the paint colors. The only exception is the newel post, that are currently not original and will be returned to the original design.

The Commission had no comments on the project and felt the proposed work was appropriate.

Historic Preservation Commission Meeting Minutes
October 24, 2019

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Prestes to approve the Certificate of Appropriateness application for porch work for the property located at 739 Ashland as presented.

AYES: Chairman Franek, Commissioners Forehand, Graham-White, Pritz and Prestes

NAYS: None.

Motion Passes.

V. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

Chairman Franek noted that he met with the Chair of the Sustainability Commission on ways the two Commissions may be able to work together on common interests in the future.

Commissioner Graham-White noted that the Women's Club was still on the market and had seen a reduction in price. The Commission discussed this property and the reasons it may still be on the market. Chairman Franek explained conversations that he has had with Landmarks Illinois regarding easements that they hold on the property. The Commission discussed how it might learn more about the easement and or aid in the process of finding a buyer that would care for the property.

VI. OTHER BUSINESS

The Commission noted that the next regularly scheduled conflicted with the Thanksgiving holiday. The Commission decided to schedule a special meeting for December 5, 2019 and cancel its regularly scheduled meetings in November and December.

VII. ADJOURNMENT

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Graham-White to adjourn the October 24, 2019 meeting of the Historic Preservation Commission at 7:39 p.m.

AYES: Chairman Franek, Commissioners Forehand, Graham-White, Pritz and Prestes

NAYS: None.

Motion Passes.

Historic Preservation Commission Meeting Minutes
October 24, 2019

Respectfully submitted:

Jonathan Pape
Assistant to the Village Administrator

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

DRAFT



Village of River Forest
Village Administrator's Office
 400 Park Avenue
 River Forest, IL 60305
 Tel: 708-366-8500

MEMORANDUM

Date: November 26, 2019

To: Historic Preservation Commission

From: Jon Pape, Assistant to the Village Administrator

Subj: October 2019 – Historic Preservation Commission Staff Report

Purpose

Staff includes this monthly report to the Commission as a part of the Commission's meeting packet. The purpose of this memorandum is to summarize information that has been disseminated to the Commission.

If you have any questions or suggestions regarding this report going forward, please forward them to Staff at your convenience.

Demolition

Attached, please find the October 2019 Monthly Building report that is prepared by the Building Department and shared with the Village Board of Trustees on a monthly basis.

Permits

The following permits were issued for significant properties or in the Historic District during the month of October 2019.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
754 Clinton	Historic District	Underground Service to Garage	-	-	10/01/2019
506 Park	Historic District	Roof	-	-	10/01/2019
1130 Ashland	Significant Property	Brick Paver Driveway	-	-	10/02/2019
747 William	Significant Property	Fence	-	-	10/02/2019
231 Gale	Historic District	Roof	-	-	10/02/2019

203 Gale	Historic District	Concrete Sidewalk	-	-	10/03/2019
7821 Iowa	Historic District	Roof	-	-	10/08/2019
711 Keystone	Historic District	Sewer Repair and Clean-Out	-	-	10/08/2019
621 Ashland	Historic District	Fence	-	-	10/11/2019
719 Forest	Historic District	Roof and Gutters	-	-	10/11/2019
550 Forest	Historic District	Lawn Irrigation	-	-	10/14/2019
931 Ashland	Significant Property	Sewer Liner	-	-	10/14/2019
7902 Chicago	Historic District	Stucco Siding	-	-	10/14/2019
719 Forest	Historic District	Roof & Gutters	-	-	10/15/2019
747 William	Significant Property	Circuits and Outlets for Car Charger	-	-	10/16/2019
830 Park	Historic District	Lawn Irrigation	-	-	10/16/2019
1515 Bonnie Brae	Significant Property	Upgrade Electric Service	-	-	10/16/2019
617 Ashland	Historic District	Fence	-	-	10/16/2019
613 Ashland	Historic District	Fence	-	-	10/21/2019
729 Forest	Historic District	Fence	-	-	10/21/2019
1102 Park	Significant Property	Water Service	-	-	10/23/2019
1107 Keystone	Historic District	Sewer Repair and Clean Out	-	-	10/23/2019
835 Thatcher	Significant Property	Run Electric for Power Gate	-	-	10/25/2019
842 Forest	Historic District	Driveway	-	-	10/28/2019



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: November 6, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – October, 2019

The Village issued 130 permits in October, 2019, compared to 118 during the same month in 2018. Permit revenue collected in October, 2019 totaled \$35,844, compared to \$22,958.12 in September. Fiscal Year-to-date building permit revenue is 92% of the \$999,740 budgeted.

Planned Development Project/Development Review Board Updates

Below please find a summary of the status of approved planned development permits as well as certain pending applications.

Approved:

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 17 of the 29 units.
- Concordia University (7400 Augusta)
 - Cell Tower/Parking Garage (Approved July 9, 2018) – A permit was issued for this project in August, 2018. Work is nearly complete. The University has until April 9, 2021 to complete construction for the planned development permit to remain valid. Unless there is anything noteworthy about this project, this will be the final update.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. Under the terms of the redevelopment agreement, the developer has until December 15, 2019 to submit a completed building permit application. Project updates are available on the Village's website (www.vrf.us/lakeandlathrop).
- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Demolition has been completed and a groundbreaking ceremony was scheduled on October 2, 2019. The developer has 33 months from the date of approval to complete construction (July, 2021) for the planned development permit to remain valid. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Pending:

- 1101-1111 Bonnie Brae Place: The Developer held a meeting for neighboring property owners on October 9 and plans to submit an application later this fall. The developer is also scheduled to hold a pre-filing meeting with the Development Review Board on November 7, 2019. Information regarding this application is available on the Village’s website (www.vrf.us/bonnieandthomas).

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals. Please note that, because of the recently adopted Comprehensive Plan, five of the seven Board members (including the Village President) must vote in favor of approval for an item to be approved.

- Cannabis Business Establishments: The Zoning Board of Appeals held a public hearing on October 17, 2019 at 7:30 p.m. at the Village Hall regarding cannabis business establishments. It is anticipated that the ZBA will adopt their findings of fact and recommendation in early November. The Board will consider their recommendation at its December 14, 2019 Village Board meeting.
- 535 Monroe Avenue: The Zoning Board of Appeals held a public hearing on October 17, 2019 at 7:30 p.m. at the Village Hall regarding an application for zoning variations at 535 Monroe. It is anticipated that the ZBA will adopt their findings of fact and recommendation in early November. The Board will consider their recommendation at the second meeting in November.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
May	124	178	128	205	144
June	144	179	153	135	154
July	150	140	194	131	147
August	144	145	123	170	106
September	180	130	152	116	95
October	149	140	119	118	130
November	72	98	79	90	
December	79	55	71	51	
January	66	107	69	80	
February	67	87	58	67	
March	109	120	93	101	
April	97	148	136	139	
Two Month Comparison	329	270	271	234	225
Fiscal Year Total	1,381	1,527	1,375	1,403	776

Real Estate Transfers

	October 2019	October 2018	FY 2020 Total	FY 2019 Total
Transfers	23	19	135	232

Residential Property Demolition

	October 2019	FY 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
Residential Demolitions	0	4	2	4	7

Demolition permit(s) were issued for the following single family home(s):

Address

n/a

Architectural Survey Notes